

4/17 Bougainvillea Street, Nightcliff, NT 0810

Townhouse For Sale

Tuesday, 5 December 2023



4/17 Bougainvillea Street, Nightcliff, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jacob Reynolds



Aja Coles

0497513826

OFFERS OVER \$365,000

Don't hesitate, as this fantastic opportunity to purchase in an incredible coastal location won't last long. Situated in one of Darwin's sought after suburbs, this freshly renovated two-bedroom townhouse presents the astute buyer an ideal blend of easy care living with convenience close by. Showcasing a brand-new kitchen and bathroom, this property is in a quiet complex perfectly positioned walking distance to Nightcliff's foreshore, transport, schools and more. Excellent value here for both downsizers and first home buyers and an exceptional addition to your property portfolio. So, whether you're looking to take advantage of a low maintenance lifestyle, or invest and rent out, you're sure to reap the rewards of the hard work that has been undertaken. Enjoy large open plan living beautifully complemented by the stunning new kitchen which features an electric cooktop and oven, and drawers and overhead cupboards provide plenty of storage. Adjacent to the kitchen is an internal laundry with a handy second toilet. Head outside to your own patio area, just the spot for lazy weekend breakfasts or evening drinks with friends. The flawless new bathroom and both of the bedrooms are on the upper level, each bedroom with the benefit of built-in robes and the spacious main has access to a fabulous private balcony with a leafy peaceful outlook. Take full advantage of this superb location, a leisurely ten minute stroll to the gorgeous Nightcliff waterfront and tempting dining options at the Foreshore Café. Schools, including Nightcliff Primary and Middle School are a short walk away, with shopping, markets and boutiques also within close proximity. And you're just a ten minute drive from Darwin's CBD in one direction and cinemas and major shopping options at nearby Casuarina in the other. Status: Owner Occupied Conveyancer: Aquarius Conveyancing Area on Title: 108m² Easements: None as per Title Zoning: LMR - Low Medium Density Year Built: 1974 Body Corp managed by: Whittles Quarterly Fee: \$1093 per qtr Sinking Fund balance: \$16,241.06 Admin Fund balance: \$10,391.07 Rental appraisal: \$500 - \$520 Settlement 60 - 90 days, flexible - 2 bed fully renovated townhouse in complex of 6 - Suit downsizers, investors, first home buyers - New kitchen & bathroom - Huge main bedroom with private balcony - Spacious living/dining & outdoor patio - Features: internal laundry & security screens - Rates per yr \$1523 - 10 min stroll to foreshore with cafes/restaurants Call to inspect with The JH team today!